

Department of Community Development

Year of the Rural Update – Squamish
Community Advisory Council

Heather Cleveland, Long Range Planner
November 6, 2025



KitsapCounty



Agenda

Project Overview

Deliverables

Planning Commission Recommendations

Public Process - Continued

2026 – Tentative Work Plan

Suquamish



Year of the Rural

Project Overview

Growth Management Act (GMA)

Planning Goals

Mandatory Elements – Rural Element

Three Main Types of Lands

- Is there a fourth type of land?

Tiered Planning

- Vision 2050 & Multi County Planning Policies
- Countywide Planning Policies
- Local Comprehensive Plans

Kitsap County's History

Today in Kitsap County



2024 Kitsap County Comprehensive Plan

Introduction

Chapter 1 Land Use

New! Rural and Resource Lands

Chapter 2 Economic Development

Chapter 3 Environment

Chapter 4 Housing

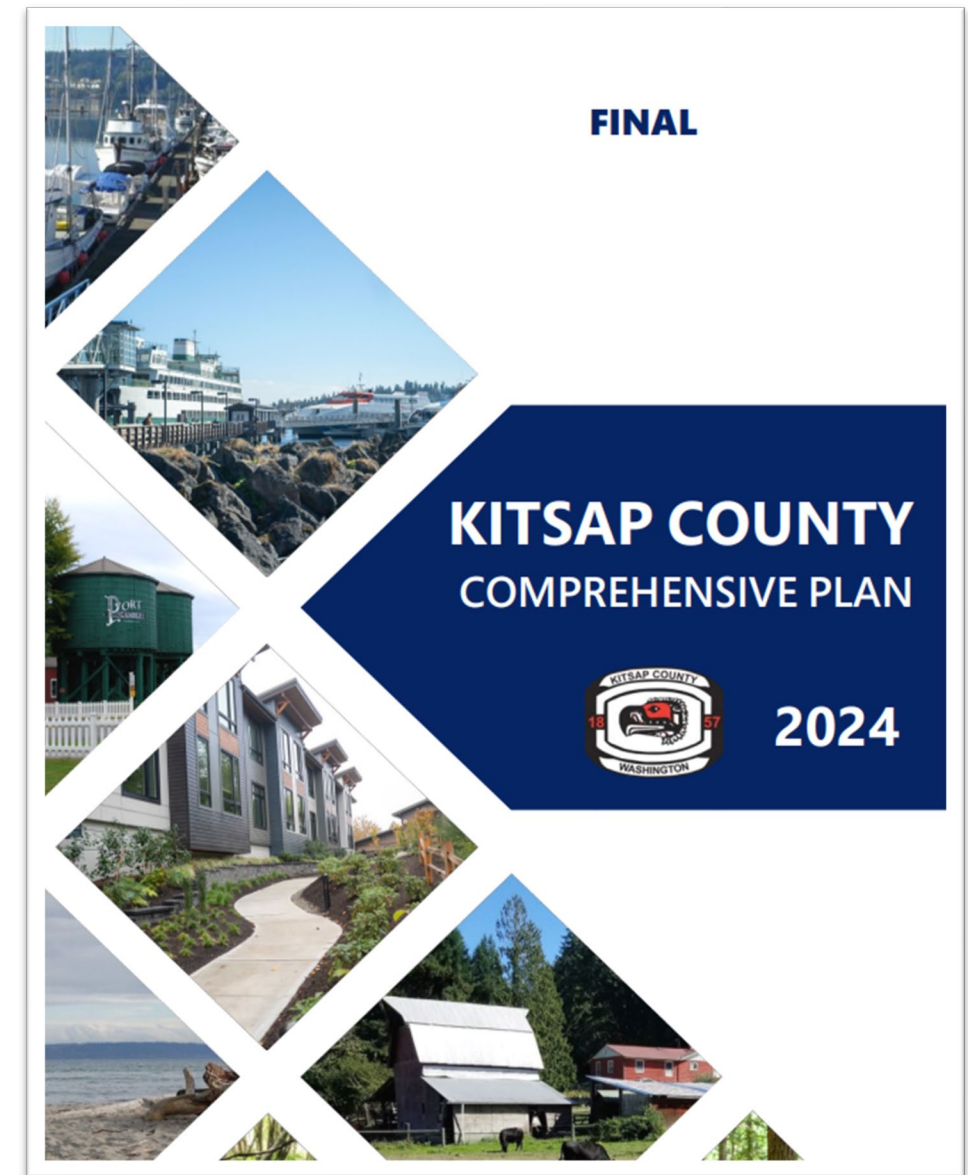
Chapter 5 Transportation

Chapter 6 Parks, Recreation, and Open Space

Chapter 7 Capital Facilities and Utilities

Chapter 8 Climate Change

Subarea and Neighborhood Plans



Outreach Overview

Review and Summarize Rural Comp Plan Public Comments

Surveys

- Survey 1.0 – Feb/March
- Survey 2.0 – June/July

Presentations, Interviews, Meetings

- Agriculture Working Group
- Kitsap County Child Care Task Force
- Kingston Rotary
- Tribal Coordination Meeting(s)
- Kitsap Rural Business Coalition
- Great Peninsula Conservancy
- Gravel Pit Owner; Washington Department of Natural Resources
- Kitsap Environmental Coalition
- Kitsap County – Parks Forester and Emergency Management
- DCD: Current Planning, Building & Fire Safety, Environmental Programs

Workshops

Community Advisory Council Presentations

Open House

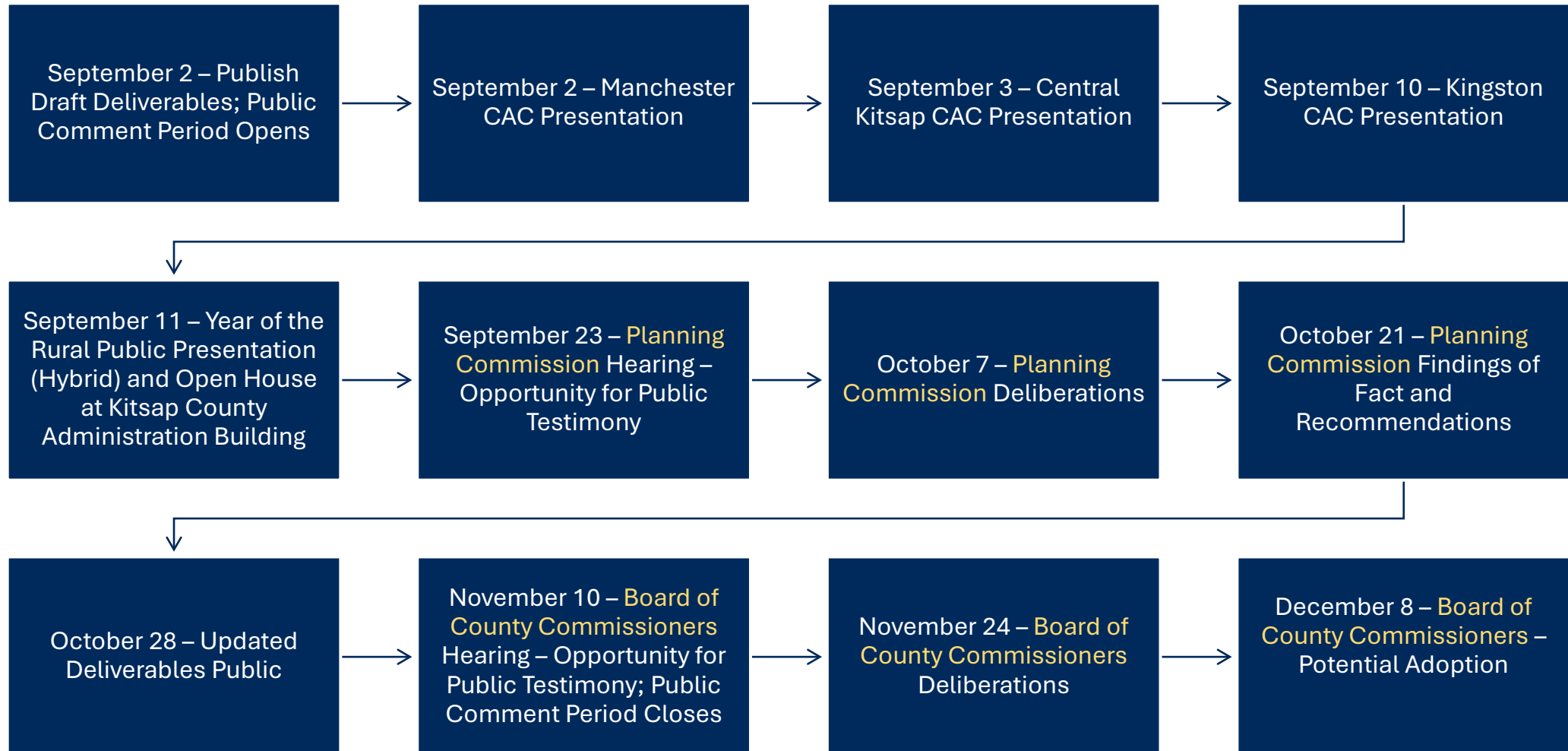
Public Comment

Public Testimony



Workshop Comment:
“Forestry requires access
to mills or onsite milling.
What provisions are adding
small scale industrial
zoning to Rural Wooded?”

Timeline



Year of the Rural

Deliverables:

Rural and Resource Lands Chapter Update

Proposed Code Updates

Reclassification Requests Recommendations

Edit Matrix

Kitsap County Year of the Rural Project - Edit Matrix

Created 10/24/2025 - Includes Planning Commission Recommendations

Deliverable	PC Matrix #	Topic	Edit
Chapter	1	Wildlife Corridors and Habitat Connectivity	Add. Goal: Protect and enhance wildlife corridors and habitat connectivity in Kitsap County to support biodiversity, allow species movement, and maintain healthy ecosystems while balancing rural character and land use needs. Policy: Identify and prioritize wildlife corridors and habitat areas using best available science and regional coordination. Policy: Collaborate with state, tribal, regional, and local partners to support long-term habitat connectivity. Policy: Develop and adopt a Wildlife Corridor Plan that identifies, prioritizes, and protects critical wildlife corridors and habitat connections across Kitsap County. Strategy: Conduct a countywide inventory of wildlife corridors using the Rural Lands Analysis and other mapping tools. Strategy: Identify key species of concern and document their habitat needs.
Chapter	4	Rural Walkability and Bikeability	Add. Strategy: Exploration of strategies that align with Kitsap County Target Zero to prevent injury and other serious traffic conflicts in rural communities with consideration of ADA accessibility.
Chapter	6	Tribal Lands, Military Installations	Add. Section in background of chapter "Tribal Land Treaty Rights" to include acknowledgement of tribal lands as a type of land recognizing and supporting tribal cultures, meaningful tribal consultation in rural and resource lands policy decisions and protection of cultural resources. Add. Section in RURAL LAND USE DESIGNATIONS AND ZONING - assessing and compiling data for tribal lands.
Chapter	8	Water Resources	Add. Section in RURAL LAND USE DESIGNATIONS AND ZONING - assessing and compiling data for military lands. Add. Policy "Identify and protect natural areas contributing to aquifer recharge."
Chapter	10	Equestrian Facility	Add under Rural Business: Goal: Develop regulations that support equine activities as part of the rural economy and lifestyle while maintaining rural character and compatibility with neighbors. Policy: Support equestrian businesses as integral components of the rural economy, rural character, and rural lifestyle, providing opportunities for rural entrepreneurship and community engagement. Policy: Develop policy and regulations that support the equestrian facility topic through consultations with the equestrian community. (Modification from PC recommendation - added as a policy rather than a goal.)
Chapter	NA	Definitions	Edit. Forest Resource Land - delete ", or that are currently being used for commercial timber production and harvesting." Add. Agriculture Area definition Add. Forestry Area definition
Chapter	NA	Working Lands Definition	Add. Working land definition.

For illustrative purpose only.

Rural and Resource Lands Chapter

Vision

Rural Character

Intent

GMA and Regional Coordination

Other Applicable State Laws

Relationships to Other Elements

Background of Chapter

Key Terms

Rural Land Use Zoning Designations

Limited Areas of More Intensive Rural Development (LAMIRDs)

Resource Lands and Working Lands

Goals, Policies, and Strategies



Goals, Policies, and Strategies

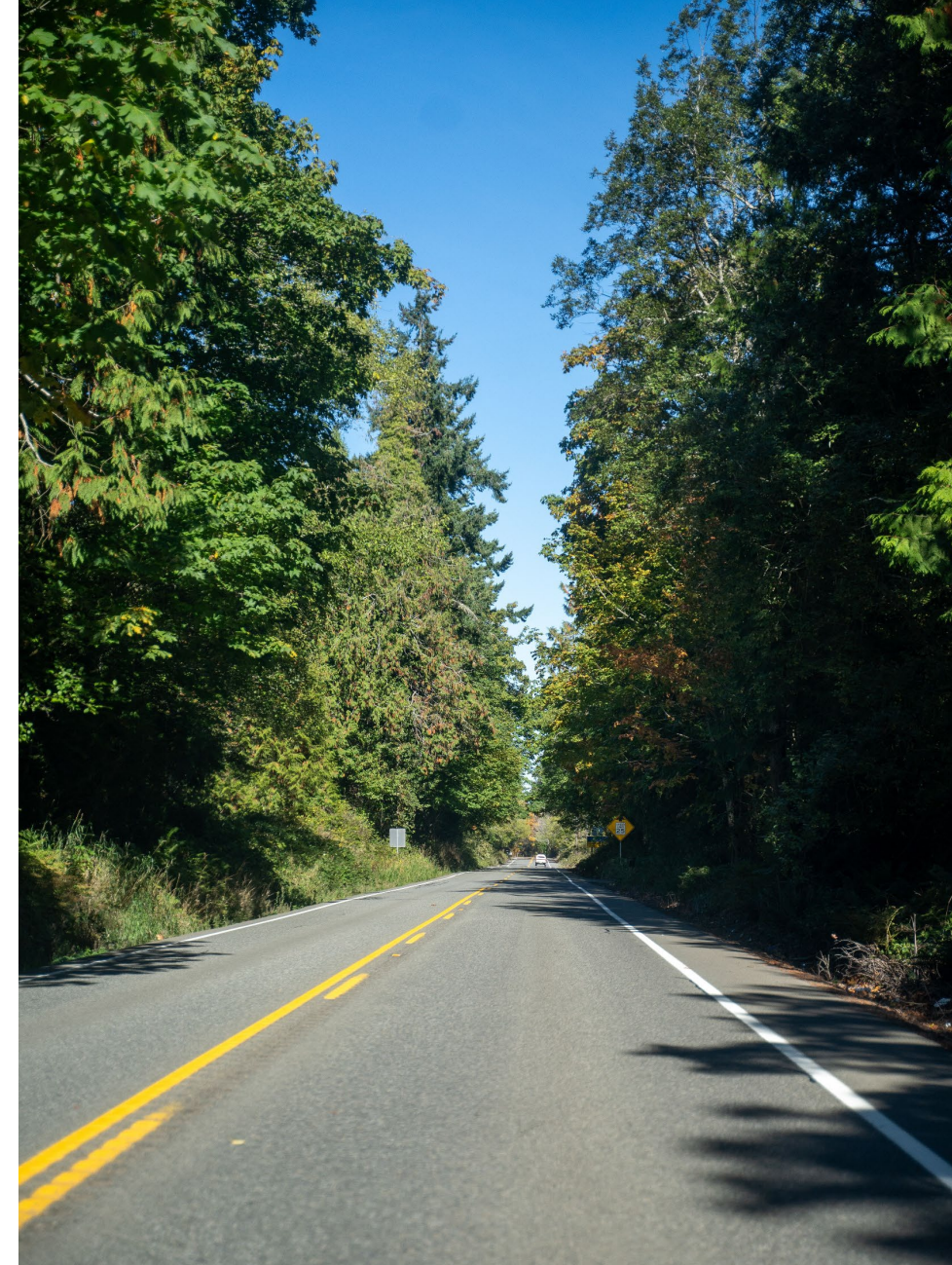
Rural Development

Resource Lands and Working Lands

Rural Business

Rural Services and Infrastructure

Rural Environment



Chapter Updates

Added or Edited

- Wildlife Corridors and Habitat Connectivity
- Rural Walkability and Bikeability
- Tribal Lands
- Military Installations
- Equestrian Facility
- Water Resource

Deliberated

- Advisory Councils
- Climate Change Element –timber industry
- Cluster Development
- Rural Data Analysis

Proposed Code Updates

Actively Evaluating

- Agriculture
- Child Care

Postponed

- Horse Boarding



Child Care Code

Activity Evaluating

Allow family day care and child care centers in most zones without a conditional use permit.

Provide reasonable approval and operating standards to ensure compatibility with surrounding neighborhoods.

Simplify the permit review process to encourage establishment of child care and family day care services.

Update

- Edit: Made code consistent with Kitsap County noise code

Agriculture Code

Actively Evaluating

- Storage and use of **shipping containers** allowed for agricultural purposes.
- Removal of existing code limiting wineries, breweries and cideries from serving products in greater than **4-ounce containers** without a CUP.

Recommend Remove/Postpone

- Expansion of maximum allowed size for **agricultural buildings** without obtaining a building permit.
- Kitsap County will **notify adjacent property owners** when land is enrolled in the open space agriculture use program, for public information and education.
- Define **gardens** – versus primary agriculture

Rural Commercial and Rural Industrial



Reclassification Requests

Rural Commercial and Rural Industrial



Reclassification Requests Staff Report

Date: September 2, 2025, Updated October 24, 2025

To: Board of County Commissioners (Hearing - November 10, 2025)

From: Heather Cleveland, AICP, Long Range Planner, DCD

Keri Sallee, AICP, Long Range Planner, DCD

Scott Diener, Planning Manager, DCD

Re: Rural Industrial and Rural Commercial Reclassification Requests

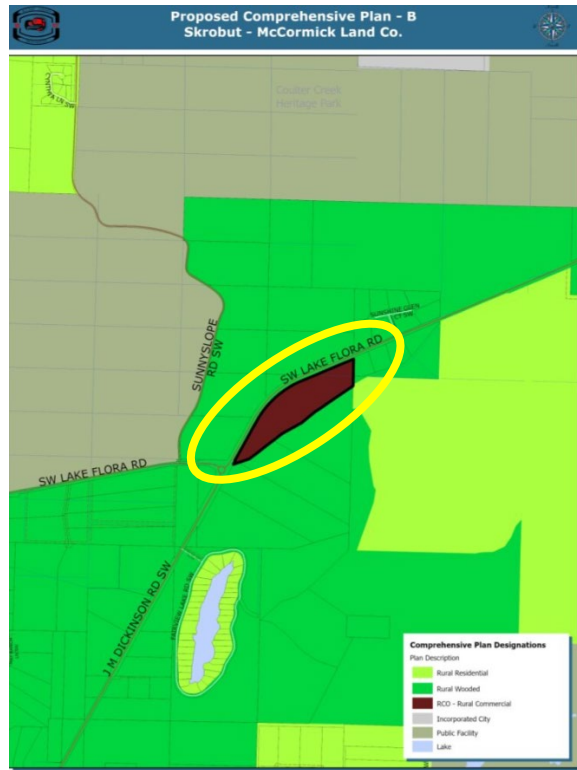
A. APP-ID: 07 SKROBUT-MCCORMICK LANDS CO

B. APP-ID: 57 MORAN

C. APP-ID: 66 STOKES/CAMPBELL

Reclassification Requests

App ID #07: Skrobut-McCormick



App ID #07: RW to RI or RCO
Skrobut-McCormick

Planning Commission Deliberations

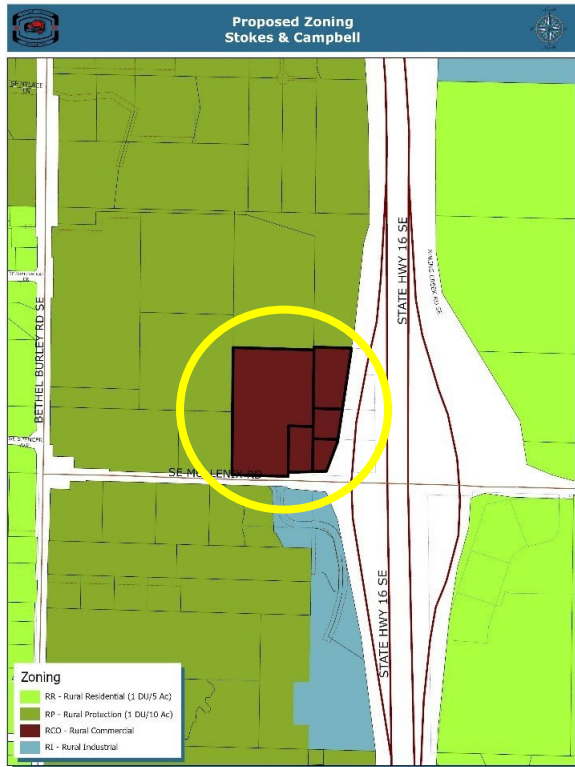
- Intensification
- Demonstration of Unmet Need

Planning Commission Recommendation

- Approval as stated in the report

Reclassification Requests

App ID #66: Stokes & Campbell



App ID #66: RP to RCO
Stokes & Campbell

Planning Commission Deliberations

- Critical Areas
- Previous Denials
- Change in Circumstances

Planning Commission Recommendation

- Approval as stated in the report that includes conditions

Year of the Rural

Planning Commission
Recommendations

Planning Commission: Deliberations and Recommendations

Kitsap County Year of the Rural Project - Deliberations Matrix

Updated 10/21/2025 - Planning Commission Recommendations

Deliverable	#	Topic	Summary of Issue	Staff Recommendation	Planning Commission Recommendation	Board Direction
Chapter	1	Wildlife Corridors and Habitat Connectivity	Add wildlife corridor and habitat connectivity to the chapter with specificity to identify and map corridors, identify key species of concern, and link corridors to allow movement of species.	Goal: Protect and enhance wildlife corridors and habitat connectivity in Kitsap County to support biodiversity, allow species movement, and maintain healthy ecosystems while balancing rural character and land use needs. Policy: Identify and prioritize wildlife corridors and habitat areas using best available science and regional coordination. Policy: Collaborate with state, tribal, regional, and local partners to support long-term habitat connectivity. Policy: Develop and adopt a Wildlife Corridor Plan that identifies, prioritizes, and protects critical wildlife corridors and habitat connections across Kitsap County. Strategy: Conduct a countywide inventory of wildlife corridors using the Rural Lands Analysis and other mapping tools. Strategy: Identify key species of concern and document their habitat needs.	Recommend as prepared by staff.	
Chapter	2	Forestry - Advisory Council	Include community members and various interest groups.	Agree - included in the draft proposal	No recommendation.	
Chapter	3	Agriculture - Advisory Council	Include community members and various interest groups.	Agree - assessing the draft proposal.	No recommendation.	
Chapter	4	Rural Walkability and Bikeability	Add strategies - connections and safety is important.	Strategies are not feasible at this time. Will need to create future strategies in concert with KC PW.	Strategy: Exploration of strategies that align with Kitsap County Target Zero to prevent injury and other serious traffic conflicts in rural communities with consideration of ADA accessibility.	
Chapter	5	Climate Change Element	Use best available science and avoid clear cutting.	To be better understood (esp in a local context) and discussed with future potential Forestry Advisory Council.	No recommendation.	
Chapter	6	Tribal Lands	Acknowledge Tribal Lands and acreage.	In progress. Using Assessor data to compile Tribal Land data. (+ military installation land)	New section in background of chapter "Tribal Land Treaty Rights" to include acknowledgement of tribal lands as a type of land recognizing and supporting tribal cultures, meaningful tribal consultation in rural and resource lands policy decisions and protection of cultural resources. New section in RURAL LAND DESIGNATIONS AND ZONING - assessing New section in RUI ZONING - assessing	
Chapter	7	Cluster Development	Cluster development is an urban development tool.	The intent is not to encourage it but to explore it. Staff agrees with the concern but acknowledges its a tool for rural development described in GMA.	Recommend langu	
Chapter	8	Water Resources	Add policy under Rural Environment "Identify and protect natural areas contributing to aquifer recharge."	Add policy under "Identify and protect natural areas contributing to aquifer recharge."	Recommend langu	
Chapter	9	Rural Data Analysis	Assess rural zoning designations from 1998 to current designations.	Will consider in the Rural Lands Analysis.	No recommendati	
Chapter	10	Equestrian Facility	Equestrian activity part of rural character and economy while recognizing impact on neighbors.	Add under Rural Business: Goal: Develop regulations that support equine activities as part of the rural economy and lifestyle while maintaining rural character and compatibility with neighbors. Policy: Support equestrian businesses as integral components of the rural economy, rural character, and rural lifestyle, providing opportunities for rural entrepreneurship and community engagement. Policy: Ensure equestrian facilities and businesses are designed, sited, and operated to maintain rural character, minimize impacts, and ensure compatibility with neighboring properties.	Strike the second ; Goal - Develop pol equestrian facility equestrian commu	



For illustrative purpose only.

Planning Commission Website

Year of the Rural

Public Process - Continued

Public Process

Comments

- November 10 – comments accepted
- November 12 – comments posted on project webpage
- November 17 – comment analysis and summary posted
- November 24 – comments highlighted in deliberations table for discussion with the Board of County Commissioners

Testimony

- November 10 - Board of County Commissioners Hearing

Home Permitting Services & Resources Community Planning Environmental Programs Help

Kitsap > DCD > Year of the Rural

Year of the Rural

New Draft Documents - 10/27/2025

- [Draft Staff Report](#)
- [Draft 2024 Comp Plan - Land Use Chapter Edits](#)
- [Deliverable 2.0 Edit Table](#)
- [Draft Rural and Resource Lands Chapter 2.0](#)
- [Draft Ag Code 2.0](#)
- [Draft Child Care Code 2.0](#)
- [Draft Reclass Request 2.0](#)
- [Draft Ordinance](#)

Provide Your Feedback - Deliverables Comment Form

Kitsap County is seeking public input on the draft Rural Resource Lands Chapter of the Comprehensive Plan, proposed updates to rural development codes, and site-specific reclassification requests. Your comments are an important part of the review process! The information you provide will help guide the

Upcoming Meetings
Board of County Commissioners

- **Hearing** - Monday, November 10, 5:30 pm
- **Deliberations** - Monday, November 24, 3:00pm -4:30pm
- **Potential Adoption** - Monday, December 8, 5:30 pm

Project Documents

- [Project Charter](#)
- [Community Engagement Plan](#)
- [2025 Feb/March Survey Summary](#)

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YOTR Website



Board of County Commissioners Hearing



Current Topics

- › Kitsap1 - Customer Service
- › See, Click, Fix! online service requests
- › Burn Ban information
- › Code Updates
- › Comprehensive Plan Update 2024
- › Employment
- › General Tax Distribution
- › Inclement Weather & Emergency Information
- › Kitsap Departments' Hours & Online Services
- › Love Where You Work!
- › Noxious Weed Control Program
- › The Road Report



Popular Links

- › Commissioner Meetings Schedule
- › Commissioner Meeting Agendas
- › County Advisory Groups
- › Departments & Offices
- › District Court Daily Calendar
- › Garbage and Recycling
- › Inmate Roster
- › Kitsap County Code
- › Litter in Kitsap
- › Public Works Projects
- › Rent County Facilities
- › Superior Court
- › Volunteering



County Resources

- › EEO/Disability Accommodations
- › Emergency Management & Information
- › Event Calendar
- › Fire Marshal
- › Housing & Homelessness
- › Kitsap Recovery Center
- › Senior Information & Assistance
- › Substance Use Prevention
- › Veterans Assistance & Resources
- › WorkSource Employment Assistance
- › Youth Education

From this site you may view Agenda's for the Commissioners' Meetings

Directions:

Select the Meeting Date

Documents associated with agenda items are located on the top right hand side.

Location (unless otherwise noted): AM Meetings, PM Meetings, & WS Work Study Sessions - Port Blakely Conference Room, RM Regular Meetings

*All agendas are in **DRAFT** form and subject to change.

Please note: Questions or written testimony for Commissioner meetings may be submitted by 4:30 PM on the day of the meeting. Comments received will be included in the official record.

Pick a Date: 11/10/2025 Valid date: 11/10/2025

Type	Order	Title	Time Allocated	Presenter	Type	Title
11/10/2025						
AM	1	Attendance Options: In person or via Zoom https://us02web.zoom.us/j/84355943713 . By phone, dial 1-253-215-8782; Webinar ID: 843 5594 3713. Start times are estimated and subject to change. Agenda Items may be taken out of order.	9:00 - 11:00 AM		AM	Fol
AM	2	Administrator/ Policy Staff Briefing	9:00 - 9:30 AM			
AM	3	PSRC/KRCC Update	9:30 - 10:00 AM	Joe Rutan, David Forte, Rafe Wysham		
AM	4	Follow-up to 2026 Meeting Schedule and Boards and Councils 2026 Representation	10:00 - 11:00 AM	Dana Daniels		
PM	1	Attendance Options: In person or via Zoom https://us02web.zoom.us/j/87993053239 . By phone, dial 1-253-215-8782; Webinar ID: 879 9305 3239. Start times are estimated and subject to change. Agenda Items may be taken out of order.	2:00 - 4:30 PM			
PM	2	Topical Briefings	2:00 - 3:00 PM			
PM	3	Executive Session re: Potential Litigation pursuant to RCW 42.30.110(1)(i)	3:00 - 3:30 PM	Sara Cassidy, Alex Wisniewski		
PM	4	Parks CFP 2026-2031 Review	3:30 - 4:00 PM	Alexander Wisniewski		
PM	5	Winter Weather Response Briefing	4:00 - 4:30 PM	Kirsten Jewell, Jan Glarum, Joe Rutan, Denise Greer		
RM	1	Attendance Options: In person or via Zoom https://us02web.zoom.us/j/89632189186 . By phone, dial 1-253-215-8782; Webinar ID: 896 3218 9186. Start times are estimated and subject to change. Agenda Items may be taken out of order.	5:30 PM			
RM	2	Regular Business Meeting	5:30 PM			

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Year of the Rural

Tentative 2026 Work Plan

Tentative 2026 Work Plan

Code

- Equestrian Facility Code*
- KCC Title 21: Land Use and Development Procedures*
- Boundary Line Adjustment (BLA) Code**
- Battery Energy Storage System (BESS) Code**

Plans & Analysis

- Silverdale Center Plan & Design Guidelines**
- Rural Lands Analysis*

*Heather potential project lead.

**In progress.



Suquamish

LAMIRD
Subarea Plan
Discussion

Limited Area of More Intensive Rural Development (LAMIRD) - Page 11

- Type 1: Rural Village, Rural Historical Historic Town, Rural Commercial
 - This designation is characterized as infill development or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether as shoreline development, villages, hamlets, rural activity centers, or crossroads. Any development or redevelopment within a Type 1 LAMIRD must be principally designed to serve the rural population.
 - Any new development or redevelopment must be consistent with the pre-existing character of the area with respect to building size, scale, use, or intensity. [SB 5471](#) authorizes middle housing in certain LAMIRDs. Type 1 LAMIRDs must have been established as more densely developed areas as of July 1990, and they must allow pre-GMA existing development patterns. Type 1 LAMIRDs also must be bounded by a “logical outer boundary” that reflects the limits of the pre- existing development.

2024 Comprehensive Plan: Suquamish Subarea Plan (page 274)

HOUSING

Suquamish Goal 6

Limit future growth within the Suquamish Village while allowing greater housing diversity to serve multiple income levels.

Suquamish Policy 6.1. Encourage housing types beyond single-family, detached to increase affordability.

Suquamish Strategy 6.a. Allow accessory dwelling units to be permitted uses in Suquamish residential zones.

Suquamish Housing Discussion

KCC 17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table

Senate Bill 5471 Bill Report

Suquamish Zone and Infrastructure Map



Thank you!

Heather Cleveland
Long Ranger Planner
Project Lead

Email:
hcleveland@kitsap.gov